

# REZONING REPORT

▶ **FILE #:** 3-H-20-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 3/12/2020

▶ **APPLICANT:** SCOTT DAVIS / MESANA INVESTMENTS, LLC

OWNER(S): Daniel & Lisa Green - John & Jennifer Little

TAX ID NUMBER: 144 112.02 ( PART OF )

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Coile Ln.

▶ **LOCATION:** South end of Coile Ln., west of Staffwood Rd., north of Bluegrass Rd.

▶ **APPX. SIZE OF TRACT:** 17.03 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: As of the publication of this staff report, no access has been demonstrated by the applicant.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A (Agricultural) for 9.4 acres only

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: PR is adjacent to the east and south.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, rural residential - PR (Planned Residential)

South: Agriculture/forestry/vacant - PR (Planned Residential)

East: Single family residential - PR (Planned Residential)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area consists primarily of single family residential neighborhoods developed as a mix of RA and PR zone districts. Several remaining tracts of large lot agricultural zoned lands are also interspersed throughout.

## STAFF RECOMMENDATION:

▶ **Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.**

## COMMENTS:

Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until

documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

ESTIMATED TRAFFIC IMPACT: 519 (average daily vehicle trips)

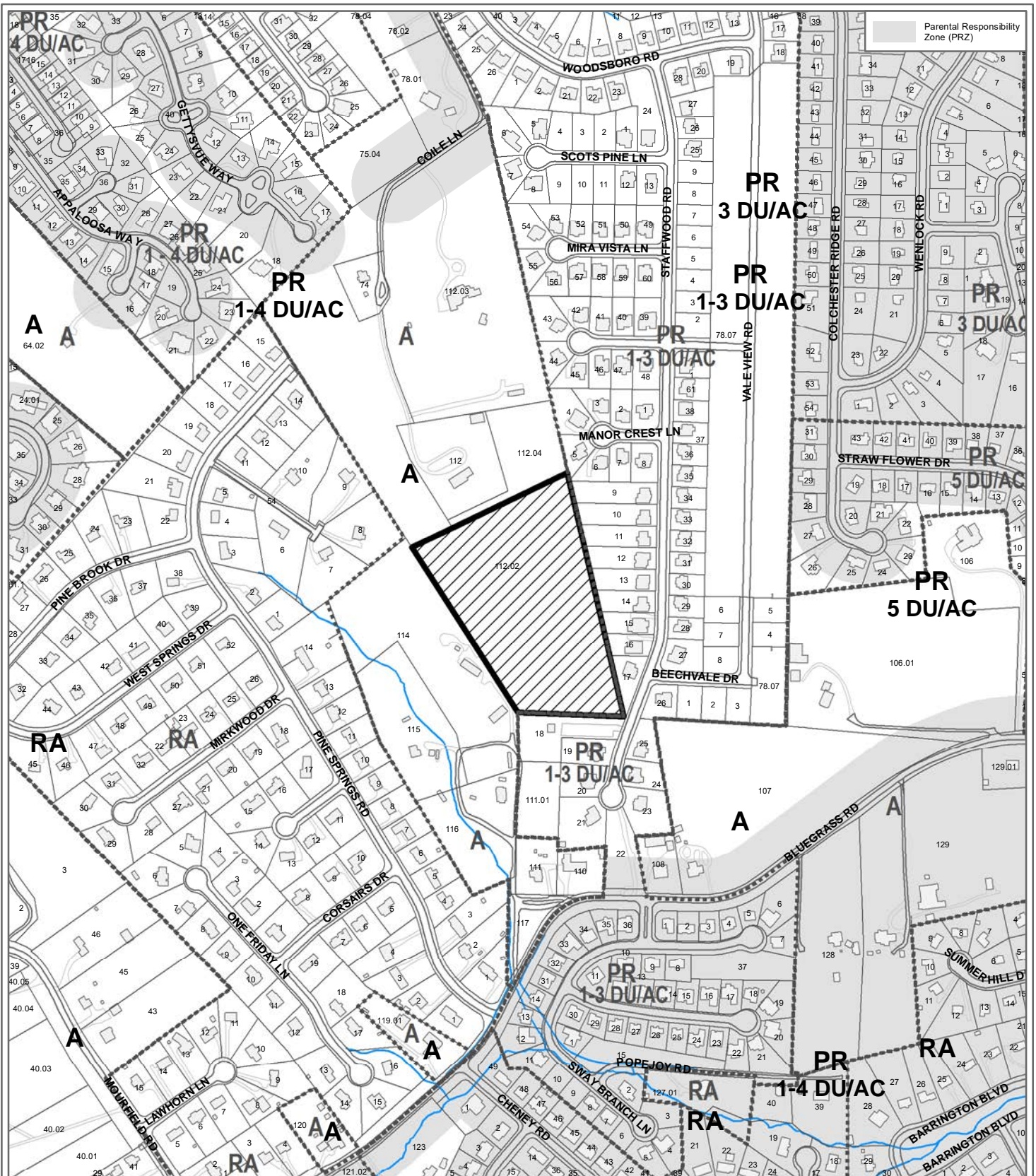
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 19 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**3-H-20-RZ  
REZONING**

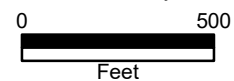
From: A (Agricultural) for 9.4 acres only  
 To: PR (Planned Residential)



Petitioner: Mesana Investments

Map No: 144

Jurisdiction: County



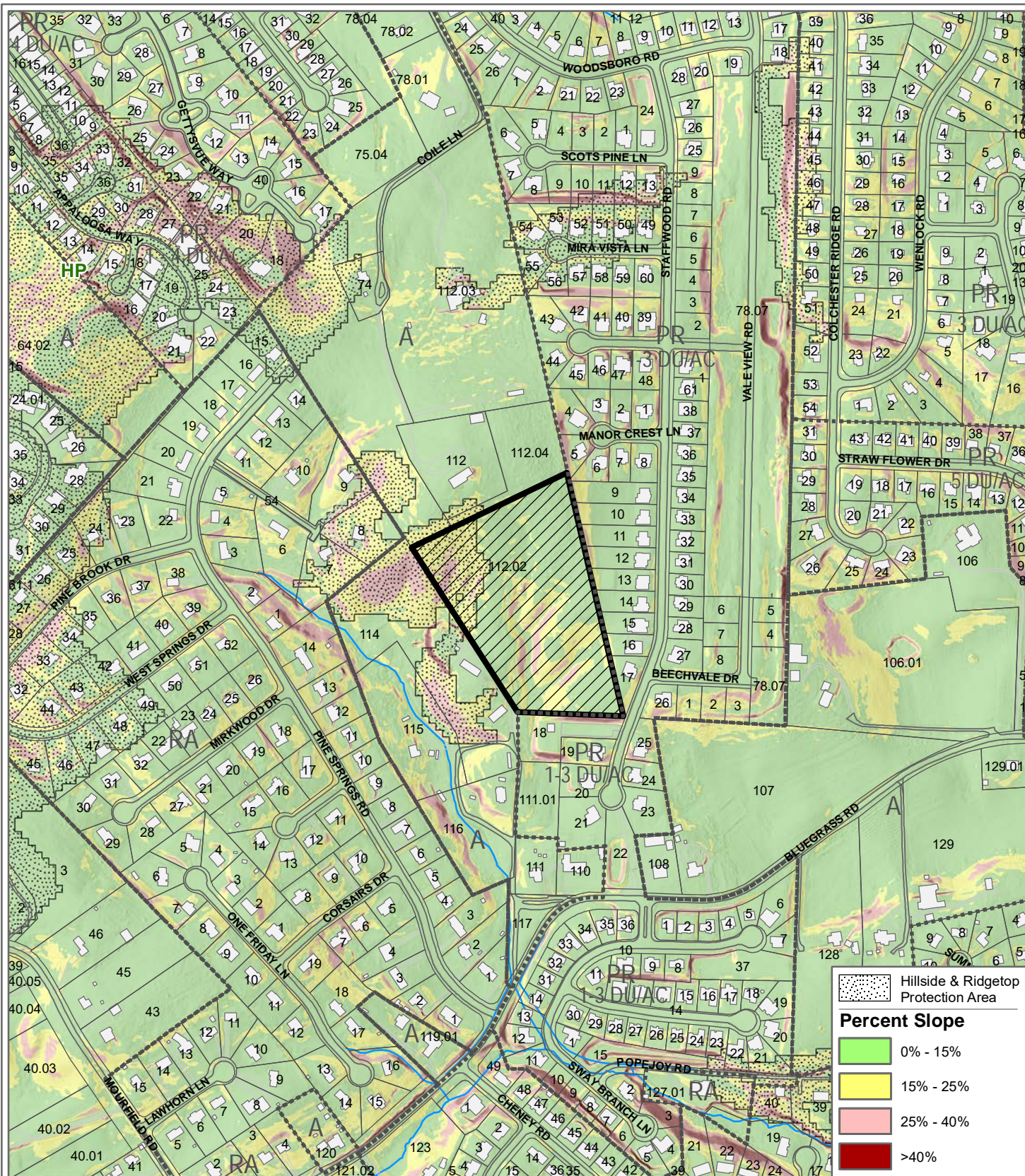
Original Print Date: 2/18/2020

Revised:

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



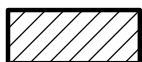




**3-H-20-RZ  
REZONING - SLOPE ANALYSIS**

From: A (Agricultural) for 9.4 acres only

To: PR (Planned Residential)

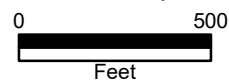


Original Print Date: 3/3/2020      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Davis / Mesana Investments, LLC, Scott

Map No: 144

Jurisdiction: County



### 3-H-20-RZ Slope Analysis

			Acres
<b>Non-Hillside Portions</b>			7.8
<b>Hillside and Ridgetop Protection Area</b>			
Value	Percent Slope	Count	Acres
1	0%-15%	111	0.06
2	15%-25%	1920	1.10
3	25%-40%	424	0.24
4	>40%	0	0.00
			<b>1.41</b>
<b>Ridgetop Area</b>			<b>0</b>
<b>Site Total</b>			<b>9.21</b>



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	7.8	4.00	31.2
0-15% Slope	0.06	3.00	0.2
15-25% Slope	1.1	2.00	2.2
25-40% Slope	0.24	0.50	0.1
Greater than 40% Slope	0	0.20	0.0
Ridgetops	0	3.00	0.0
<b>Subtotal: Sloped Land</b>	<b>1.4</b>		<b>2.5</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>9.2</b>	<b>3.66</b>	<b>33.7</b>
<b>Proposed Density (Applicant)</b>	<b>9.2</b>	<b>5.00</b>	<b>46.0</b>

From Hillside & Ridgetop Protection Plan, page 33

**LOW DENSITY AND RURAL RESIDENTIAL USES**

**Density and Land Disturbance Guidelines**

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

**Table 3: Residential Density and Land Disturbance Guidelines** for Recommendations on Changes to the Zoning Map and Development Plan/ Concept Plan Review within the Hillside and Ridgetop Protection Area that is within the Urban Growth and the Planned Growth Area

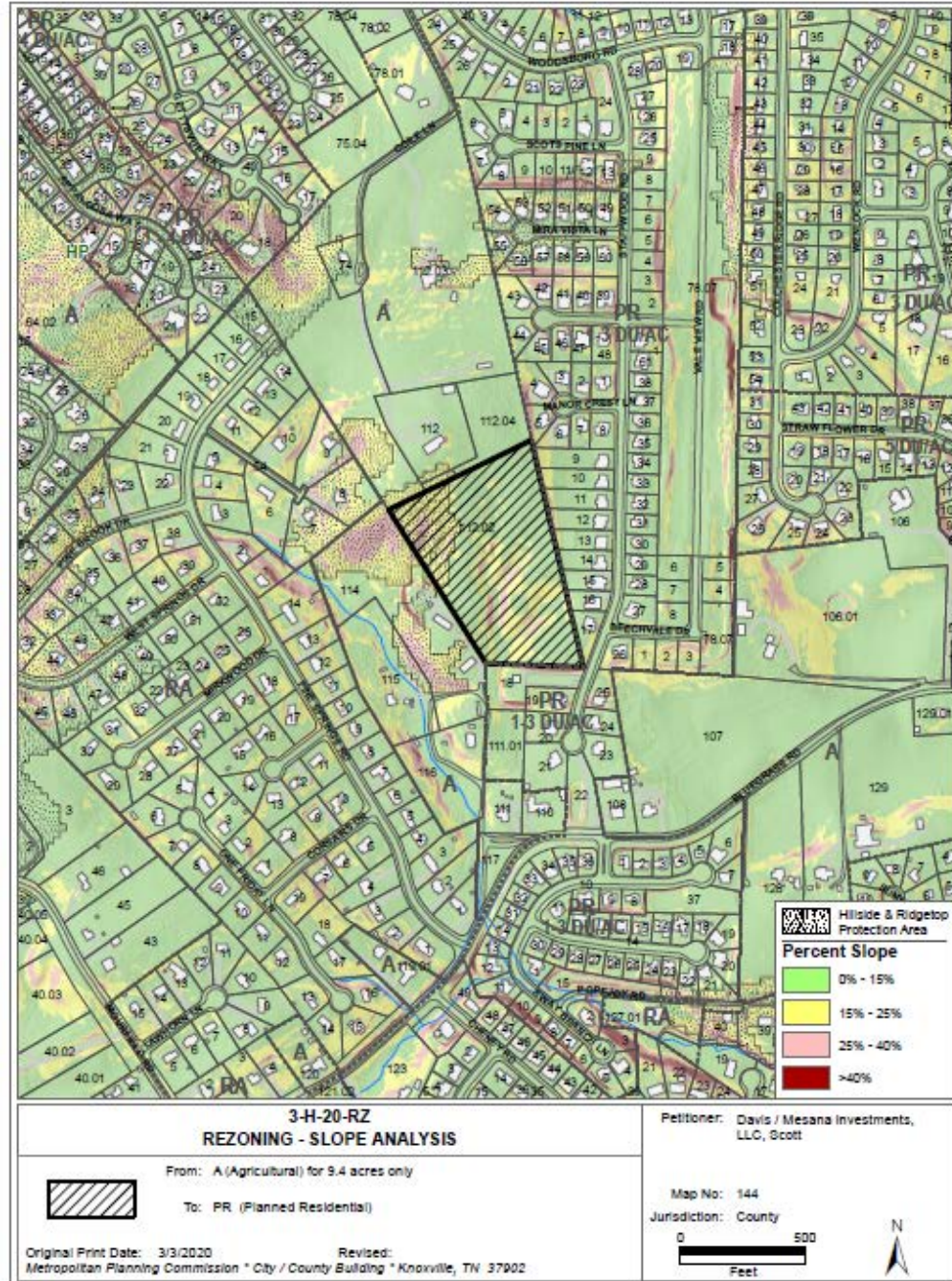
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

\* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

\*\* Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

\*\*\* Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knoxville ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.







# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Mesara Investments, LLC  
Applicant Name Affiliation

1/27/2020 3/12/2020 3-H-20-R2  
Date Filed Meeting Date (if applicable) File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Scott Davis Mesara Investments, LLC  
Name Company

P.O. Box 11315 Knoxville TN 37939  
Address City State Zip

(865) 806-8008 swd444@gmail.com  
Phone Email

## CURRENT PROPERTY INFO

Daniel and Lisa Green / John and Jennifer Little 1123 Coile Road —  
Owner Name (if different) Owner Address Owner Phone

0 Coile Lane 144 112.02 (part of)  
Property Address Parcel ID

South end of Coile Ln., west of Stafford Rd., north of Bluegrass Rd.  
General Location

Adjacent to Reelfield S/D, near Bluegrass Road 9.4 acres (+/-)  
Tract Size

5 A  
Jurisdiction (specify district above)  City  County Zoning District

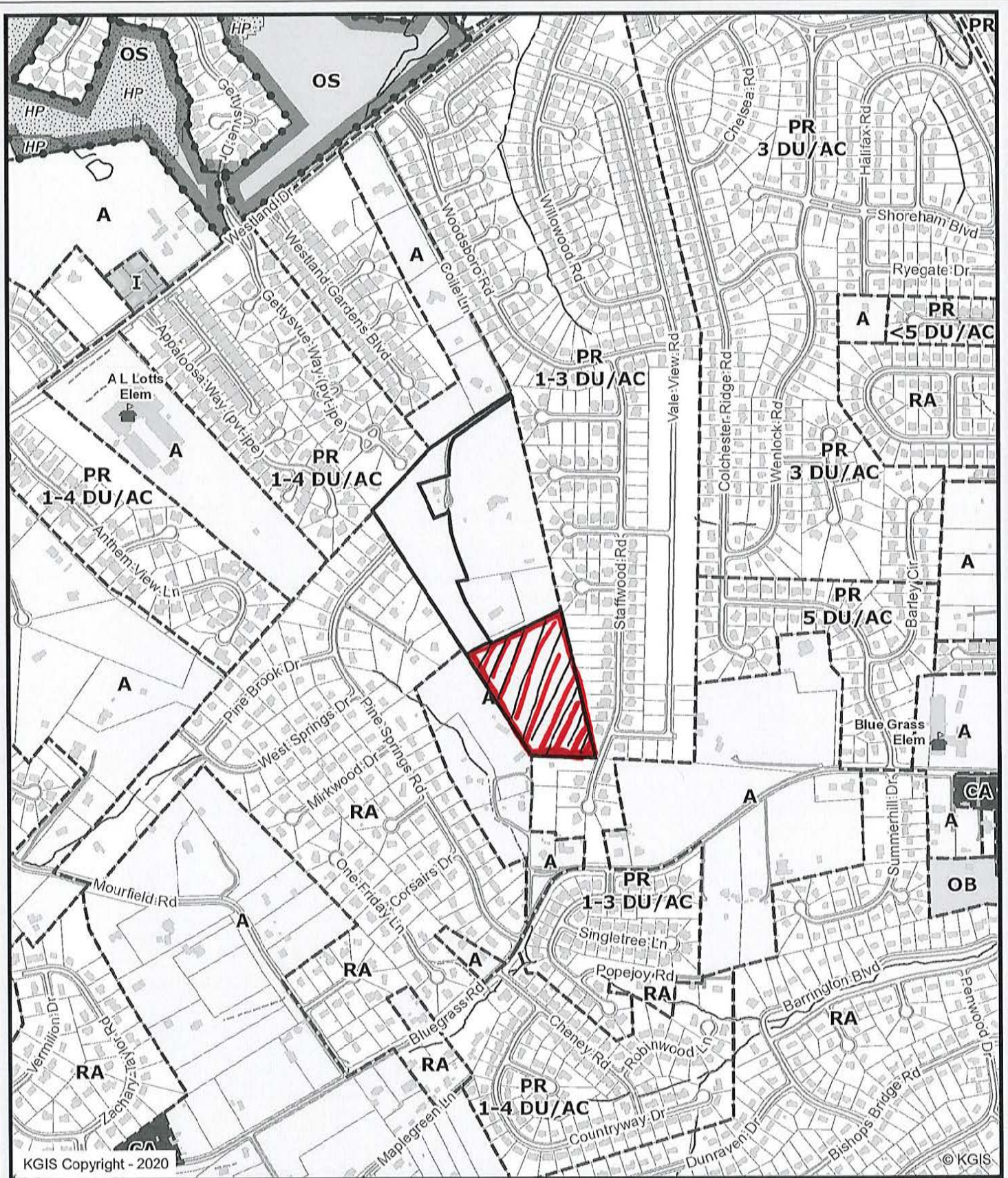
Southwest County LDR Planned Growth  
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Vacant Land N FUD FUD  
Existing Land Use Septic (Y/N) Sewer Provider Water Provider







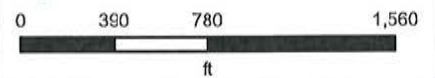


## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

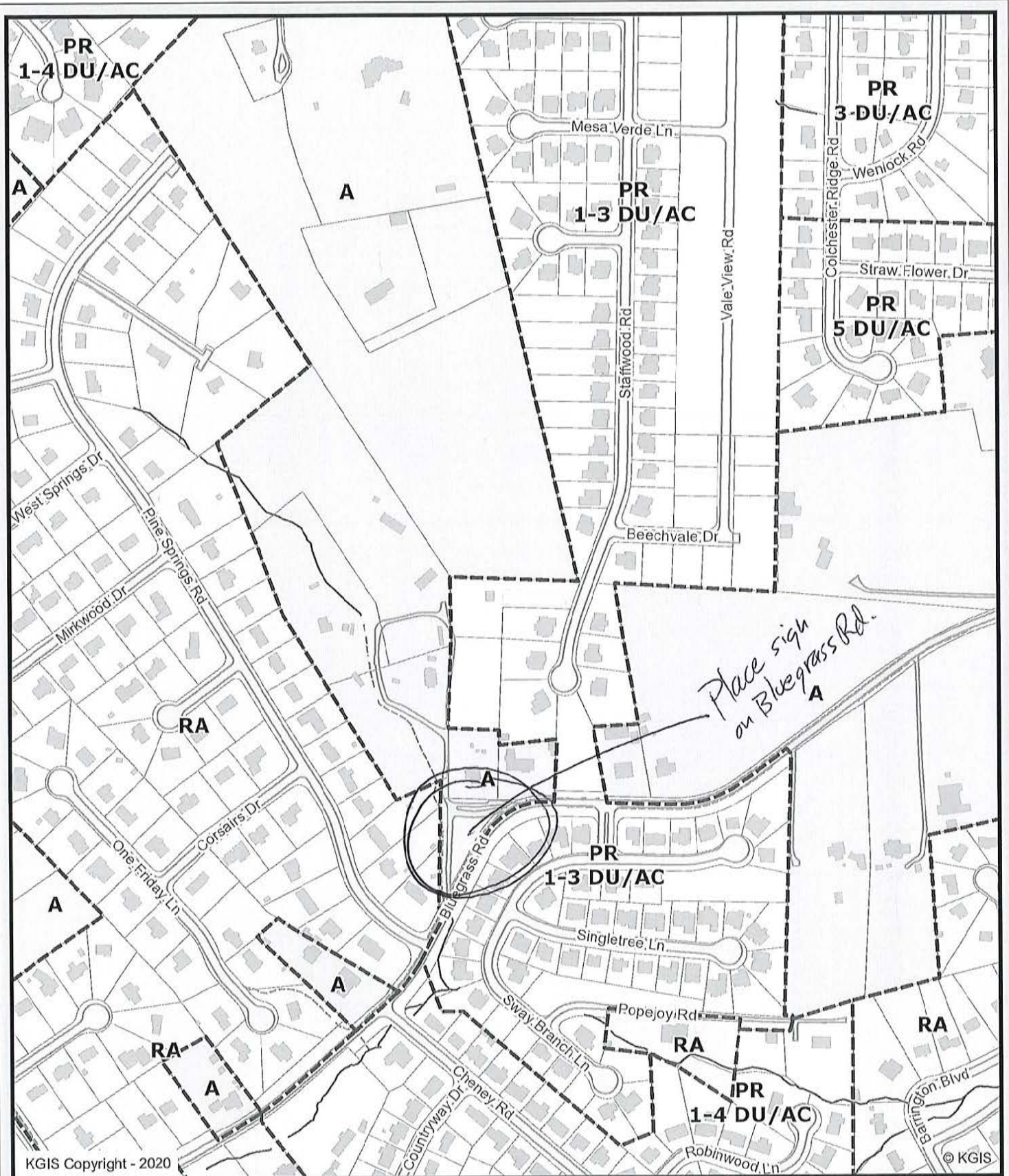


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### Letter Portrait

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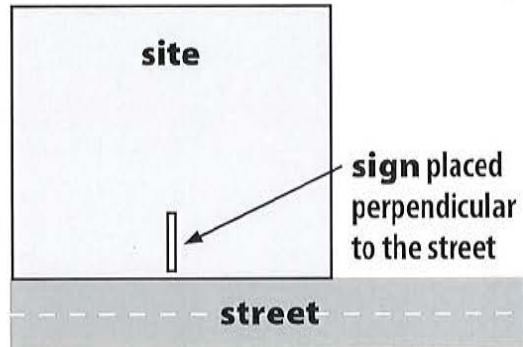
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Feb. 26, 2020 and March 13, 2020  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Drew Stater

Printed Name: Drew Stater

Phone: (865) 806-8008 Email: swd444@swd@gmail.com

Date: 1/27/2020

File Number: 3-H-20-RZ